

PUBLIC NOTICE

The Clay County Planning and Zoning Commission will hold a public hearing on October 6th, 2020. This meeting will be held via video conference on the following requests:

1. A request for the renewal of a Conditional Use Permit for a Billboard on Community Commercial (C-2) District zoned property for property legally described as:

A TRACT OF LAND SITUATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 51, RANGE 30, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF THE MEDIAN OF SUPPLEMENTARY ROUTE 210 AT STATION 970+47.6 WHICH POINT IS 916.65 FEET SOUTH 23°36'00" WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 51, RANGE 30; THENCE FROM STATION 970+47.6 ALONG THE CENTERLINE BEARING SOUTH 66°24'00" EAST 1532.00 FEET TO A POINT OF CURVE AT STATION 985+79.6; THENCE EASTERLY ALONG SAID CENTERLINE ON A 0°45' CURVE, HAVING A RADIUS OF 7639.44 FEET TO THE LEFT, AN ARC DISTANCE OF 420.40 FEET; THENCE SOUTH 20°26'49" WEST RADIAL TO THE LAST DESCRIBED COURSE, A DISTANCE OF 125.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT TO BE HEREIN DESCRIBED; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MISSOURI HIGHWAY NO. 210, AS NOW ESTABLISHED, ON A CURVE TO THE LEFT HAVING A RADIUS OF 5729.60 FEET, AN ARC DISTANCE OF 165.00 FEET; THENCE SOUTH 0°17'22" WEST 150.00 FEET; THENCE SOUTH 89°30'19" EAST 630.00 FEET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 1171, PAGE 687 AND RECORDED IN THE RECORDER'S OFFICE OF CLAY COUNTY, MISSOURI; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF SAID TRACT RECORDED IN BOOK 1171, PAGE 687, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7764.44 FEET, AN ARC DISTANCE OF 490.00 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PART IN ROADS.

Such property is more easily described as 1.20± acres located at approximately 26223 Highway 210. Applicant: Fielding Staton, Staton Development, LLC. (Case No: October 20-128CUP).

2. A request for the approval of a Conditional Use Permit for a commercial wireless communication tower/antenna on Agricultural (AG) District zoned property legally described as:

LEASE PARCEL DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 53 NORTH, RANGE 32 WEST DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 53 NORTH, RANGE 32 WEST; THENCE ALONG THE WEST LINE OF SECTION 33 NORTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 1149.99 FEET TO A POINT; THENCE LEAVING SAID SECTION LINE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 59.34 FEET TO A POINT; THENCE SOUTH 60 DEGREES 14 MINUTES 30 SECONDS EAST 181.55 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 38.48 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 100.00 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10,000 SQUARE FEET MORE OR LESS.

Such property is more easily described as 10,000± sq. ft. located at approximately 14921 Long Road. Applicant: Steve Ward, Ward Development Services, LLC representing Billy Joe and Mary E. McMillin. (Case No: October 20-129CUP).

3. A request for rezoning from Agricultural (AG) District to Commercial (C-3) Services District for Lot 1 ONLY and Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for Lot 2 ONLY for property legally described as:

Description for Lot 1, Rezoning to Commercial (C-3) Services District

All that part of the Southeast Quarter of Section 29, Township 53, Range 30, Clay County, Missouri, described as follows: commencing at the Northeast corner of the Southeast Quarter of said Section 29; thence North 89 degrees 51 minutes 48 seconds West along the North line of the Southeast Quarter of said Section 29, a distance of 311.75 feet, to the Easterly Right-of-way line of the Union Pacific Railroad; thence South 19 degrees 02 minutes 29 seconds West, along said line, a distance of 31.71 feet to the Point of Beginning of the tract of land herein to be

described; said point being on the Southerly Right-of-way line of Missouri State Highway # 92; thence continuing South 19 degrees 02 minutes 29 seconds West, along said Railroad Right-of-way line, a distance of 317.10 feet; thence South 89 degrees 51 minutes 48 seconds West, a distance of 410.62 feet; thence North 00 degrees 08 minutes 12 seconds East, a distance of 300.00 feet to the Southerly Right-of-way Line of said Missouri State Highway # 92; thence South 89 degrees 51 minutes 48 seconds East, along said Right-of-way line, a distance of 513.36 feet to the Point of Beginning. Said Tract contains 3.18 Acres, more or less.

Description for Lot 2, Rezoning to Residential Rural (R-1) District

All that part of the Southeast Quarter of Section 29, Township 53, Range 30, Clay County, Missouri, described as follows: commencing at the Northeast corner of the Southeast Quarter of said Section 29; thence North 89 degrees 51 minutes 48 seconds West along the North line of the Southeast Quarter of said Section 29, a distance of 311.75 feet, to the Easterly Right-of-way line of the Union Pacific Railroad; thence South 19 degrees 02 minutes 29 seconds West, along said line, a distance of 348.81 feet to the Point of Beginning of the tract of land herein to be described; thence continuing South 19 degrees 02 minutes 29 seconds West, along said Railroad Right-of-way line, a distance of 1045.80 feet; thence continuing along said Railroad Right-of-way line North 89 degrees 55 minutes 44 seconds West, a distance of 105.74 feet; thence continuing along said Right-of-way line South 19 degrees 02 minutes 29 seconds West, a distance of 99.40 feet; thence North 89 degrees 55 minutes 44 seconds West, a distance of 389.65 feet; thence North 01 degrees 41 minutes 08 seconds West, a distance of 662.14 feet; thence North 87 degrees 48 minutes 50 seconds, a distance of 118.10 feet; thence North 00 degrees 21 minutes 56 seconds East, a distance of 717.40 feet, to the Southerly Right-of-way line of Missouri State Highway # 92; thence South 89 degrees 51 minutes 48 seconds East, along said line, a distance of 356.00 feet, thence South 00 degrees 08 minutes 12 seconds West, a distance of 300.00 feet; thence South 89 degrees 51 minutes 48 seconds East and parallel to said Southerly Right-of-Way line a distance of 410.62 feet to the Point of Beginning. Said Tract Contains 18.38 Acres More or Less.

**Description for Lot 2, Rezoning to Agricultural Land Preservation (ALP)
Preservation Overlay District (POD)**

All that part of the Southeast Quarter of Section 29, Township 53, Range 30, Clay County, Missouri, described as follows: commencing at the Northeast corner of the Southeast Quarter of said Section 29; thence North 89 degrees 51 minutes 48 seconds West along the North line of the Southeast Quarter of said Section 29, a distance of 311.75 feet, said point being on the Westerly Right-of-way line of the Union Pacific Railroad; thence South 19 degrees 02 minutes 29 seconds West along said Right-of-way, a distance of 1394.62 feet to the Point of Beginning of the tract of land herein to be described, thence continuing along said Right-of-way line North 89 degrees 55 minutes 44 seconds West, a distance of 105.74 feet; thence continuing along said Right-of-way line South 19 degrees 02 minutes 29 seconds West, a distance of 99.40 feet; thence North 89 degrees 55 minutes 44 seconds West, a distance of 389.65 feet; thence North 01 degrees 41 minutes 08 seconds West, a distance of 662.14 feet; thence North 87 degrees 48 minutes 50 seconds East, a distance of 118.10 feet; thence South 40 degrees 42 minutes 48 seconds East, a distance of 686.14 feet to the West Right of Way of said Union Pacific Railroad; thence continuing along said Right of Way South 19 degrees 02 minutes 29 seconds West along said Right-of-way line, a distance of 56.00 feet, to the Point of Beginning. Said Tract Contains 5.51 Acres More or Less.

**Such property is more easily described as 21.57± acres located at approximately 24011 92 Hwy.
Applicant: Josh Bultmann (Case No: October 20-130RZP).**

Members of the public are encouraged to submit written comments for the above cases to the Planning & Zoning Department prior to October 6th. The comments can be mailed to 234 W. Shrader Street Suite C Liberty, MO 64068 or emailed to pandz@claycountymo.gov. For further information, or to obtain a copy of the Staff Report, please contact the Clay County Planning and Zoning Department at 407-3380. The link to join the video conference and the staff reports may be found on the Clay County Planning and Zoning website: <https://www.claycountymo.gov/departments/public-services/planning-zoning>